

Agenda Item No. 5

APPEAL WITHDRAWN

ABANDON PROCEEDINGS

NON-APPLICANT

Date 7/29/10

Mr. Don Ashton
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Mr. Ashton:

PROJECT
NO./CUP NO.: R2010-00286-(5)APPLICANT: SKY TERRACE LLCLOCATION: Lopez CanyonMount Gleason Zoned
District

Related zoning matters:

MOBILE HOME PERMIT
CUP(s) or VARIANCE No. RMIS201000001-(5)

Change of Zone Case No. _____

Other _____

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented with a check (or money order) and personal identification prior to the appeal deadline at 5:00 p.m. at the above address. Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426

This is to appeal: (Check one)

☐ The Denial of this request 789.00*☒ The Approval of this request 789.00*

*For Subdivisions \$130.00 of this amount is to cover the cost of the hearing of the Board of Supervisors

S:\2010 AOZ Section Forms\Appeal Nonapplicant-Subdivision.doc
Effective 7/24/10

Briefly, explain the reason for this appeal is as follows (attach additional information if necessary):

We request a Board Hearing, appealing the sufficiency of the Closure Impact Report. Please reference the attached letter and information regarding our positions, (see letter attached dt. 7/29/10 and other attachments)

x Ronald Tallakson for Florence Fry
(Signed) Appellant

Ronald Tallakson / Florence Fry
Print Name

1542 Whitefield Rd

Street Address

PASADENA CA 91104

City/Zip

C- (626) 644-2906 H- (626) 398-3278

Day Time Telephone Number

E-mail Address

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2010 JUL 29 PM 12:21

FILED

Ronald Tallakson
1542 Whitefield Road
Pasadena, CA 91104

FILED

2010 JUL 29 PM 12: 21

July 29, 2010

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Sachi A. Hamai, Executive Officer
Room 383
Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012
delivered via hand delivery

RE: Appeal for Sky Terrace Mobile Home Park Closure Impact Report
Project Number R2010-00286-(5)
RMIS 201000001
12089 Lopez Canyon Road, Sylmar

To the Appeals Division of the Executive Office of the Los Angeles County Department of Regional Planning:

We are appealing the following:

1. It is our position that the net relocation benefit of \$10,735 is unreasonably low. This number was derived from the proposed relocation benefits of approximately \$13,735 (CIR, Exhibit S), and that the mobile home owner will absorb the cost of disposition of the coach which is approximately \$3,000. In fact, it is stated that "the coordination and cost [of the disposition of the mobile homes] will be an adverse impact to these residents as a result of the proposed closure" (CIR, page 20).
2. It is our position that the range stated for "Mobile Homes for Sale" of "\$18,000 to \$225,000" (CIR, page 15) does not accurately reflect market conditions.
3. It is our position that the range stated for "Mobile Homes for Sale" (CIR, Exhibit Q) should start at \$38,000, not \$18,000. Exhibit Q incorrectly lists the cost of \$18,000 for the property at 30000 Sand Canyon Road, 22, Canyon Country, CA 91387. The real cost is \$38,000 (see attached *HomeFinder.com*, 7/28/10).

CONCLUSION: The Relocation Benefits detailed in the Closure Impact Report are not an accurate evaluation of the reasonable costs of relocation. **THE RELOCATION BENEFITS CONTAINED IN THE CLOSURE IMPACT REPORT ARE UNREASONABLY LESS THAN THE REAL COSTS OF RELOCATION.** The mobile home owner cannot find adequate housing based on the details disclosed in the Closure Impact Report.

In addition, any new housing acquired with the allocated Relocation Benefit will not be comparable with the housing, location and environment at Sky Terrace Mobile Home Park.

We want this Closure Impact Report to be modified to reflect the fair value of the benefits listed therein.

Sincerely,



Ronald Tallakson - On Behalf of Florence Fry, Mobile Home Owner Space #307

cc: John Dewey

EXHIBIT "S"

COUNTY OF LOS ANGELES BENEFITS SUMMARY

Los Angeles County Code Title 8, Chapter 8.57.300
Mobilehome Impact Report - Summary of Relocation Benefits
CPI Increase by 59.7% as of December 2009 from January 1991

Category	Benefit	Potential Supplemental Benefits
Basic Flat Fee	\$9,580 + \$3,195 + \$6,390 + \$3,995 + \$800 + \$960 + \$2,875	Doublewide unit move within 50 miles Triplewide unit move within 50 miles Move over 50 miles Disabled Resident Qualified Resident* Qualified Resident* Move to Conv. Housing
Exception A (Unit under 320 sq. ft.)	\$3,355 + \$1,120 + \$2,395 + \$800 + \$640 + \$5,270	Move 20 to 50 miles Move over 50 miles Disabled Resident Qualified Resident* Move to Conv. Housing if unit cannot move
Exception B (Original purchase price \$43,120 to \$95,820 with outstanding mortgage)	Up to \$25,555	Includes up to \$15,970 for outstanding mortgage, plus basic benefit, plus any qualifying Supplemental Benefits
Exception C (Original purchase price over \$95,820 with outstanding mortgage and cannot move within 50 miles)	TBD	Includes any qualifying Supplemental Benefits and the greater of 1) \$11,980 plus Basic Benefit plus up to \$15,970 for outstanding mortgage, or 2) 60% of the difference between on-site and off-site value
Other	\$1,600 \$1,600 \$2,075 \$0.00	Recreational Vehicle (Motorhome, Camper, Fifth Wheel) Renter Minimum payment if Benefits waived for a Mobilehome Owner Minimum payment if Benefits waived for Tenant

Notes:

- Qualified Resident may waive Option to Elect Move to Conventional Housing
- The increase from 1991 was calculated based on the US Department of Labor-Bureau of Labor Statistics Los Angeles-Riverside-Orange County, CA Consumer Price Index – All Urban Consumers – All Items, Jan 1991 = 140.0, Dec 2009 = 223.643, CPI increase = 59.7%

*** Qualified Resident**

- (a) Very Low Income; or
- (b) Low Income Senior Citizen (62); or
- (c) Low Income and Disabled per Federal Regulations

adequate replacement housing. Additionally, mobility or other health issues may require replacement housing with a preference for ground level accommodations or stair rails and ramps and replacement housing close to doctors, hospitals, other medical care and shopping.

4) Inability to Move Mobile Home

Coach ages range from 6 years to 46 years with 11 of the 14 being 30 years or greater. While coaches may be able to be physically "moved", it is unlikely coaches of greater than 10 years old would be accepted into other mobile home parks. The impact of not being able to move a coach into another Park requires a resident to either purchase a replacement mobile home, which they may not qualify for or have insufficient funds for such a transaction, or rent other conventional housing, e.g. an apartment.

5) Outstanding Mortgage Balances

Four of the 14 residents reported having a mortgage. Two of the coaches are less than 10 years old and would potentially be able to be moved into another Park. The other 2 are over 30 years old and are unlikely to be able to be moved to another Park. Therefore, the 2 residents that cannot move their coach, and will be unable to sell their coach but still have a debt obligation, may have their credit adversely impacted if the debt cannot be paid or restructured to attach to a new replacement mobile home.

6) Disposition of Mobile Homes

All residents who cannot move their mobile home to another mobile home park face the issue of disposition of their coach. The coordination and cost will be an adverse impact to these residents as a result of the proposed closure.

To further analyze the mobile home parks that may potentially accept mobile homes from the Sky Terrace Mobilehome Park, the reported restrictions/conditions were reviewed. The main restrictions or conditions that would disqualify the Park units were the need for a new mobile home to be placed in the space. Other restrictions/conditions were spaces only available for recreational vehicles, size restrictions or spaces for owner occupied use. If the mobile home park would accept a used mobile home, it was typically qualified that the mobile home would have to be approved by management.

Based on the reported specific restrictions or conditions of mobile home parks that accept used mobile homes, 15 available spaces out of 8 mobile home parks have been identified (see **Exhibit P**).

Space rent for mobile home spaces that may accept mobile homes from the Park ranged from \$400 - \$950 with an average of \$695.

2) Mobile Homes for Sale

A survey of for sale mobile homes currently on the market within Los Angeles County identified 155 mobile homes, with prices ranging from \$18,000 to \$225,000. The available mobile homes for sale that were surveyed can be found as **Exhibit Q**.

3) Condominiums for Sale

While the Code requires a focus on the availability of replacement housing in mobile home parks, other alternative housing options were pursued. A survey of available condominium units was conducted and the market has an abundance of reasonably priced condominium units available for sale. The lowest priced condominium available has an asking price of \$45,000 for a two-bedroom, one bath unit and the prices go up to \$299,900, depending on the location. Many condominium units are bank owned and have lower asking prices than regular sales. The complete list of available condominium units is presented in **Exhibit R**.

EXHIBIT "Q"

MOBILE HOMES FOR SALE

Mobile Homes For Sale

No	Address	City	Price	Bedrooms	Baths	Size
1	30000 Sand Canyon Road 22	Canyon Country	\$18,000	2	2	1440
2	20401 Soledad Canyon Road 111	Canyon Country	\$19,000	1	1	720
3	13120 Bradley Avenue 63	Sylmar	\$20,000	2	2	1040
4	630 South Maple Avenue 19	Montebello	\$22,900	1	1	528
5	24303 Woolsey Canyon Road 137	Canoga Park	\$25,000	2	2	0
6	31321 Lakehills Road 84	Castaic	\$27,500	2	2	1440
7	24303 Woolsey Canyon 66	West Hills	\$28,000	2	2	1440
8	31240 Blue Sky Way	Castaic	\$28,500	2	2	1060
9	23777 Mulholland Highway 174	Calabasas	\$29,500	2	2	1400
10	23777 Mulholland Highway 19	Calabasas	\$29,500	2	1	1440
11	10965 Glenoaks Boulevard 71	Pacoima	\$29,900	1	1	624
12	15445 Cobalt Street 20	Sylmar	\$30,000	1	1	420
13	630 South Maple Avenue 13	Montebello	\$30,000	2	2	600
14	18145 Soledad Canyon Road 74	Canyon Country	\$32,500	2	1	810
15	36200 Paradise Ranch Road 19	Castaic	\$32,500	2	2	1344
16	1765 N Puente 15	Baldwin Park	\$33,500	2	1	
17	8100 Foothill Blvd	Sunland	\$34,217	2	1	672
18	18035 Soledad Canyon 46	Canyon Country	\$34,900	2	2	800
19	840 E. Foothill Bl 60	Azusa	\$35,000	2	1	880
20	840 E. Foothill Bl 161	Azusa	\$35,000	2	1	
21	27361 Sierra Highway 131	Canyon Country	\$35,000	2	2	1296
22	23777 Mulholland Highway 160	Calabasas	\$35,000	2	2	1440
23	23500 The Old Road 27	Newhall	\$37,000	2	1	750
24	20401 Soledad Canyon Road 515	Canyon Country	\$37,500	2	1	960
25	20401 Soledad Canyon Road 659	Canyon Country	\$38,000	2	2	1200
26	21208 Jimpson Way 0	Canyon Country	\$38,000	2	2	1440
27	2501 Sierra Highway 38	Acton	\$39,900	2	1	728
28	31327 Blue Sky Way 0	Castaic	\$39,900	2	2	1440
29	31328 Blue Sky Way 87	Castaic	\$40,000	2	2	1344
30	18540 Soledad Canyon Road 40	Canyon Country	\$40,000	2	2	1000
31	24303 Woolsey Canyon Road 90	Canoga Park	\$40,000	2	2	1248
32	16 oxford 0	Northridge	\$41,500	2	2	960
33	23450 San Fernando Road 97	Newhall	\$43,000	2	1	920
34	24303 Woolsey Canyon Road 148	Canoga Park	\$43,500	2	2	1152
35	31349 North Blue Sky Way 114	Castaic	\$45,000	2	2	2176
36	13120 Bradley 13	Sylmar	\$45,000	2	2	880
37	11401 Topanga Canyon Boulevard 75	Chatsworth	\$47,500	2	2	1152
38	21311 Blue Curl Way 000	Canyon Country	\$48,311	2	2	1440
39	24303 Woolsey Canyon Road 149	West Hills	\$49,000	2	2	1152
40	11401 Topanga Canyon Boulevard 89	Chatsworth	\$49,750	2	2	1060
41	21200 Seep Willow Way 0	Canyon Country	\$49,900	2	2	1440
42	8800 Eton 2	Canoga Park	\$50,000	2	2	1820
43	31307 Blue Sky Way 105	Castaic	\$53,000	2	2	2040
44	10965 Glenoaks Blvd 138	Pacoima	\$55,000	2	2	0
45	27730 Starlight Lane 0	Castaic	\$55,000	2	2	1536
46	24425 Woolsey Canyon Road 6	West Hills	\$55,000	2	2	1040

Mobile Homes For Sale

No	Address	City	Price	Bedrooms	Baths	Size
47	12600 Van Nuys Boulevard 89	Pacoima	\$55,000	2	2	672
48	20401 Soledad Canyon Road 661	Canyon Country	\$56,000	2	2	1152
49	4201 Topanga Canyon Boulevard 135	Woodland Hills	\$56,500	2	2	800
50	15420 Mankato Street 39	Mission Hills	\$59,000	2	2	1440
51	21001 Plummer Street 23	Chatsworth	\$59,000	2	2	1224
52	830 South Azusa Avenue 11	Azusa	\$59,000	2	2	880
53	27744 Moonridge Lane 0	Castaic	\$59,900	2	2	1760
54	10471 Glenoaks Boulevard 61	Pacoima	\$65,000	2	2	840
55	12600 Van Nuys Boulevard 46	Pacoima	\$69,000	2	2	960
56	8901 Eton Street 24	Canoga Park	\$69,500	2	2	1344
57	11401 Topanga Canyon BL 100	Chatsworth	\$69,900	2	2	1440
58	2501 West Sierra Highway 149	Acton	\$72,000	2	2	1248
59	26503 Cocklebur Lane 0	Canyon Country	\$76,900	2	2	1344
60	21211 Willow Weed Way 162	Canyon Country	\$79,900	2	2	1832
61	11401 Topanga Canyon 3	Chatsworth	\$84,500	2	2	1152
62	15424 Mankato Street 37	Mission Hills	\$84,900	2	2	1440
63	21217 Washington Av 36	Walnut	\$85,000	2	2	
64	21217 Washington Ave 118	Walnut	\$93,500	2	2	1900
65	15455 Glenoaks Boulevard 499	Sylmar	\$95,000	2	2	1672
66	4201 Topanga Canyon 159	Woodland Hills	\$99,999	2	2	1200
67	23777 Mulholland Highway 162	Calabasas	\$119,500	2	2	1488
68	11401 Topanga Canyon Boulevard 122	Chatsworth	\$129,995	2	2	1308
69	12507 Montague St	Pacoima	\$189,000	2	2	1056
70	4201 Topanga Canyon Boulevard 167	Woodland Hills	\$209,000	2	2	0
71	33253 Casa Dulce Lane 0	Agua Dulce	\$225,000	2	2	2310
72	30000 Sand Canyon Road 20	Canyon Country	\$25,000	3	2	1536
73	24425 Woolsey Canyon Road 51	West Hills	\$25,000	3	2	1440
74	18540 Soledad Canyon Road 148	Canyon Country	\$34,900	3	2	1056
75	30000 Sand Canyon Road 32	Canyon Country	\$35,000	3	2	1440
76	24425 Woolsey Canyon Road 151	Canoga Park	\$39,000	3	2	1152
77	20401 Soledad Canyon Road 445	Canyon Country	\$39,900	3	2	1344
78	3745 Valley BL 139	Walnut	\$39,990	3	2	1440
79	16274 Vasquez Canyon Road 63	Canyon Country	\$45,900	3	2	1664
80	18540 Soledad Canyon Road 121	Canyon Country	\$49,000	3	2	1344
81	24425 Woolsey Canyon Road 138	Canoga Park	\$49,995	3	2	1152
82	12401 Filmore Street 610	Sylmar	\$49,999	3	2	1152
83	16274 Vasquez Canyon Road 99	Canyon Country	\$50,000	3	2	1152
84	15445 Cobalt Street 58	Sylmar	\$50,000	3	2	1248
85	18540 Soledad Canyon Road 16	Canyon Country	\$54,500	3	2	1100
86	20401 Soledad Canyon Road 402	Canyon Country	\$55,000	3	2	1440
87	12401 Filmore 511	Sylmar	\$55,000	3	2	1056
88	18035 Soledad Canyon Road 28	Canyon Country	\$59,000	3	2	1056
89	30000 Sand Canyon Road 53	Canyon Country	\$59,900	3	2	1704
90	20401 Soledad Canyon Road 314	Canyon Country	\$59,900	3	2	1208
91	30000 Sand Canyon Road 112	Canyon Country	\$59,900	3	2	1248
92	30000 Sand Canyon 13	Canyon Country	\$60,000	3	2	1400

Mobile Homes For Sale

No	Address	City	Price	Bedrooms	Baths	Size
93	30000 Hasley Canyon Road 99	Castaic	\$60,000	3	2	1440
94	30000 Sand Canyon Road 62	Canyon Country	\$60,000	3	2	1200
95	13691 Gavina AV 404	Sylmar	\$64,000	3	2	1200
96	30000 Sand Canyon Road 116	Canyon Country	\$64,900	3	2	1188
97	30000 Sand Canyon Road 81	Canyon Country	\$65,000	3	2	1248
98	20401 Soledad Canyon Road 663	Canyon Country	\$65,000	3	2	1432
99	30000 Sand Canyon Road 93	Canyon Country	\$65,000	3	2	1404
100	15445 Cobalt Street 71	Sylmar	\$68,000	3	2	960
101	16274 Vasquez Canyon Road 88	Canyon Country	\$68,000	3	2	1056
102	21220 Willow Weed Way 171	Canyon Country	\$69,500	3	2	1800
103	30000 Sand Canyon 99	Canyon Country	\$69,900	3	2	1286
104	30000 Sand Canyon Road 97	Canyon Country	\$70,000	4	2	1700
105	30000 Sand Canyon Road 118	Canyon Country	\$74,900	3	2	1560
106	12401 Fillmore Street 539	Sylmar	\$75,000	3	2	1296
107	18540 Soledad Canyon Road 58	Canyon Country	\$75,495	3	2	980
108	21221 Willow Weed Way 0	Canyon Country	\$79,000	3	2	1440
109	28367 Sand Canyon Road 5	Canyon Country	\$79,900	3	2	1440
110	31214 Heavenly Way 0	Castaic	\$79,999	3	2	1416
111	28367 Sand Canyon Road 21	Canyon Country	\$79,999	3	2	1200
112	30000 Hasley Canyon Road 65	Castaic	\$82,000	3	2	1400
113	11401 North Topanga Canyon Bl 40	Chatsworth	\$83,500	3	2	1296
114	30000 Hasley Canyon Road 2	Castaic	\$84,500	3	2	1456
115	11401 Topanga Canyon Boulevard 114	Chatsworth	\$84,500	3	2	1248
116	21204 Blue Curl Way 222	Canyon Country	\$84,500	3	2	2000
117	15831 Olden Street 67	Sylmar	\$84,500	3	2	1650
118	30000 Sand Canyon Road 105	Canyon Country	\$85,000	3	2	1248
119	16079 Yarnell Street A27	Sylmar	\$87,000	3	2	1040
120	15455 Glenoaks Boulevard 238	Sylmar	\$89,900	3	2	1341
121	24425 Woolsey Canyon Road 182	Canoga Park	\$89,900	3	2	2000
122	1735 Puente AV 15	Baldwin Park	\$90,000	3	2	1200
123	19972 Canyon View Drive 68	Canyon Country	\$90,000	3	2	1433
124	10965 Glenoaks Boulevard 611	Pacoima	\$90,000	3	2	1200
125	13691 Gavina 571	Sylmar	\$90,000	3	2	1540
126	3745 Valley BL 178	Walnut	\$95,000	3	2	1904
127	27361 Sierra Highway 160	Canyon Country	\$95,000	3	2	4430
128	31318 Blue Sky Way 89	Castaic	\$95,500	3	2	1512
129	20401 Soledad 125	Canyon Country	\$97,000	3	2	1176
130	27361 West Sierra Highway 45	Canyon Country	\$97,500	3	2	1152
131	30000 Hasley Canyon Road 45	Castaic	\$98,500	3	2	1160
132	23777 Mulholland Highway 72	Calabasas	\$99,000	3	2	1536
133	15455 Glenoaks Boulevard 455	Sylmar	\$99,000	3	3	1352
134	20401 Soledad Canyon Road 256	Canyon Country	\$99,000	3	2	1568
135	13691 Gavina 563	Sylmar	\$99,000	3	2	1500
136	13691 Gavina 467	Sylmar	\$99,000	3	2	1480
137	30000 Sand Canyon Road 51	Canyon Country	\$99,900	3	2	1900
138	31213 Heavenly Way 0	Castaic	\$104,900	3	2	1620

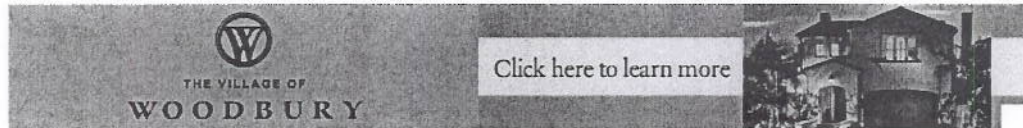
Mobile Homes For Sale

No	Address	City	Price	Bedrooms	Baths	Size
139	13691 Gavina 472	Sylmar	\$114,990	3	2	1417
140	20401 Soledad Canyon Road 810	Canyon Country	\$120,000	3	2	1848
141	23777 Mulholland Highway 151	Calabasas	\$124,500	4	2	1840
142	21422 Tumbleweed Way 0	Canyon Country	\$124,900	3	2	1900
143	23777 Mulholland Highway 166	Calabasas	\$129,000	3	2	1542
144	27361 Sierra Highway 7	Canyon Country	\$129,900	3	2	1246
145	20652 Lassen Street 51	Chatsworth	\$129,950	4	2	1380
146	20652 Lassen Street 65	Chatsworth	\$130,000	3	2	1344
147	13691 Gavina 460	Sylmar	\$130,000	3	2	1600
148	30000 Sand Canyon 9	Canyon Country	\$139,000	3	2	1593
149	28367 Sand Canyon Road 15	Canyon Country	\$141,000	4	2	1512
150	24303 Woolsey Canyon Road 115	Canoga Park	\$149,000	3	2	1620
151	11401 Topanga Canyon 23	Chatsworth	\$179,000	3	2	1464
152	4201 Topanga Canyon Boulevard 124	Woodland Hills	\$185,000	3	2	1248
153	8811 canoga Avenue 402	Canoga Park	\$189,000	3	2	1500
154	23777 Mulholland Highway 139	Calabasas	\$199,500	3	2	1900
155	15455 Glenoaks Boulevard 429	Sylmar	\$224,999	3	2	1972

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30000 Sand Canyon Rd. 22, 22, Canyon Country, CA 91387

Property Information

\$38,000

Estimated Monthly Payment: \$163
20.00% down at 5% - Change
Assumes good credit, check yours!
Get live rates from real lenders

Mobile/Manufactured Home

2 Bedrooms

2 Full Baths 1440 Sq. Ft.

ID# F1843128 Year Built: 1975

Added to HomeFinder.com 05/12/10



[Larger Map & Driving Directions](#)

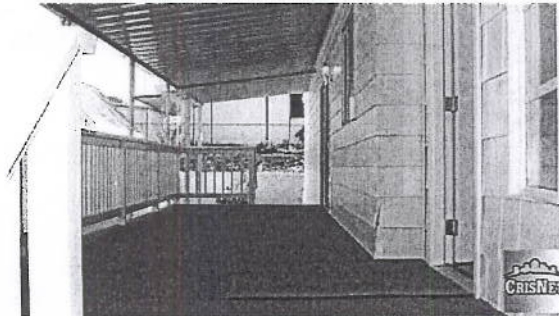
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Description

Beautiful home has been completely renovated. New carpet & vinyl, fresh paint and great new landscaping enhance this darling 2 bedroom home located in one of the nicest parks in all of Santa Clarita. Great floorplan with a spacious living room, dining room and family room complete with fireplace and wet bar. Great for entertaining, with central kitchen, this home could be just what you're looking for! don't wait.

Interior Details

Fireplace Yes
Flooring Carpeted, Linoleum

Exterior Details

Lot Features Mountain View
Parking Carport
Roof Composition Roof
Features Aluminum Exterior, Outbuildings

Utilities

Cooling Central Air, Central Cooling
Heating Furnace Heat
Water Gas Hot Water Heater

School

Resource Center

Credit Report

[Check your Credit Score for FREE!](#)

Mortgage Center

[Real-time rates from lenders in Canyon Country](#)

Storage

[Sell Faster, Easy Decluttering with PODS Storage Containers](#)

Moving

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Movers

[Canyon Country Moving Companies](#)

Insurance

[Low Rates for Homeowners' Insurance](#)

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91387 Real Estate Market Info

Median years in residence	8
Homes Owned	59.42%
Homes Rented	34.25%
Homes Vacant	6.34%

Nearby Elementary Schools

[Pinecrest School - Canyon Country](#)
16530 Lost Canyon Rd

[Sierra School](#)
18045 Sierra Hwy

[Rainbow Promise](#)
27421 Homyr Pl

Nearby Primary Schools

Similar Homes For Sale

[18035 Soledad Cyn 46, Canyon Country, CA 91387](#)



\$34,900
Beds: 2 Baths: 2 Full
Mobile/Manufactured Home

[18145 Soledad Canyon Rd. 72, Canyon Country, CA 91387](#)



\$30,000
Beds: 2 Baths: 2 Full
Mobile/Manufactured Home



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 21, 2010

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

John Dewey
8447 Wilshire Blvd., Suite 100
Beverly Hills, CA 90211

**REGARDING: SKY TERRACE MOBILE HOME PARK CLOSURE IMPACT REPORT
PROJECT NUMBER R2010-00286-(5)
RMIS 201000001
12089 Lopez Canyon Road, Sylmar**

Dear Applicant:

The Regional Planning Commission, by its action of Wednesday, July 21, 2010, **APPROVED** the above described project. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on Monday, August 2, 2010.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Anita Gutierrez at (213)974-6443 or by e-mail at AGutierrez@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Mark Child, Supervising Regional Planner
Zoning Permits Section I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; Zoning Enforcement,

MC:ag

Hearing Footage: 7/21/2010-Item 7

This Sky Terrace Mobile Home Park Closure Impact Report is approved, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this approval.
2. The permittee shall implement all mitigation measures as specified in the Closure Impact Report and Closure Impact Report Addendum, prepared by Overland, Pacific & Cutler, Inc., including but not limited to monetary and advisory assistance. Such mitigation measures are incorporated herein by reference.
3. The permittee shall convert, close, or cease the use of the park within 36 months from the date of the mailing of the final approval of the impact report. If the permittee has failed to convert, close, or cease the use of the park within 36 months, the approval of the impact report shall become null and void. Thereafter, the permittee shall not convert, close or cease the use of the park until such time as a new impact report is approved. However, upon application of the management, filed with the Regional Planning Commission ("Commission") on or before the date of expiration, the impact report may be extended by the Commission up to an additional 36 months. An application for an extension shall be subject to the notice and hearing procedures described in subdivision 3 of subsection (D) of section 8.57.300.
4. Any time prior to the closure of the mobile home park, the Commission may, in its discretion, and upon good cause shown, initiate proceedings for the revocation or amendment of an impact report. Good cause may include, but is not limited to, change of circumstances that render the conditions or requirements of the impact report no longer necessary or appropriate, negligent or fraudulent misrepresentation of fact relating to the impact report, or noncompliance with the conditions of the impact report. Prior to revoking or amending an impact report, the Commission shall conduct a hearing in accordance with the procedures set forth in subdivision 3 of subsection (D) of section 8.57.300. Upon revocation, the permittee shall not convert, close or cease the use of the park until such time as a new impact report is approved. Such revocation or amendment is subject to the same request for hearing as is provided in subdivision 5 of subsection (D) of section 8.57.300.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER: R2010-00286-(5)

PERMIT NUMBER: RMIS201000001

REQUEST

Pursuant to Title 8.57.300 of the County Code and California Civil Code Section 798.56(g)(2), SE Sky Terrace, LLC ("the applicant") has filed with the Department of Regional Planning ("DRP") a Mobile Home Park Closure Impact Report ("CIR") for Sky Terrace Mobile Home Park ("the Park").

REGIONAL PLANNING COMMISSION HEARING DATE: July 21, 2010

A duly noticed public hearing was held on July 21, 2010 before the Regional Planning Commission. Commissioners Rew, Bellamy and Mondugno were present. Commissioners Valadez and Helsley were absent. The applicant's representative, William Ross presented testimony in favor of the request and answered questions presented by the Commission.

Three residents of the mobile home park presented testimony related to the age and condition of their mobile homes. The Commission found the CIR to be adequate.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

FINDINGS

1. The Mobile Home Park is located at 12089 Lopez Canyon Road, Sylmar within the M-1.5 (Restricted Heavy Manufacturing) Zone.
2. The owner intends to lease the area currently occupied by the Park as open storage upon completion of the mobile home park closure. This use as outside storage and a caretaker mobile home is allowed by right in the zone and would be consistent with the surrounding industrial open storage uses on the property. Closure of the mobile home park will allow the property to be in compliance with the property's zoning and the Los Angeles County General plan's Industrial land use designation. No discretionary permits are being requested at this time.
3. The Park was allowed to operate in the M-1.5 Zone pursuant to a zone exception case that was initially granted by DRP in 1960 (Zone Exception Case Number 8980-(5)). In 1966, DRP extended the zoning exception for an additional 20 years. ZEC 8980-(5) expired on January 25, 1986.
4. The impact report addresses the availability of adequate replacement housing in other mobile home parks and relocation costs for each resident of the mobile home park. It specifies steps to be taken by management to mitigate any adverse impact of the proposed closure on the residents who will be displaced.

5. Pursuant to the provisions of Sections 8.57.300(D)3 of the County Code, the management and residents of the mobile home park were appropriately notified of the public hearing by mail.
6. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section of the Los Angeles County Department of Regional Planning.
7. The Commission finds that the CIR contains all information required by California Civil Code Section 798.56(g)2.
8. The Commission has reviewed the relocation benefits detailed in the CIS and finds that the benefits offered are consistent with the County guidelines adopted in 1991.
9. Closure of the mobile home park requires that the applicant submit a CIR to DRP. The CIR was prepared by Overland, Pacific, & Cutler, Inc. The relocation costs were calculated using the LA County Community Development Commission's (CDC) guidelines for Mobile Home Park Closure/Conversion, approved in 1991 by the Board of Supervisors, which included guidelines for relocation benefits. The relocation benefits were adjusted to reflect 2010 rates by using the U.S. Department of Labor, Bureau of Labor statistics, Los Angeles-Riverside-Orange County, California Consumer Price Index, which equated to a 59.7% increase from the 1991 rates in the CDC guidelines.
10. Under a third-party agreement with the County, Epic Land Solutions, Inc. was retained to review the CIR and determine its compliance with state and local relocation regulations.
11. Upon review, Epic Land Solutions, Inc. concluded that the CIR was found to be in compliance with governing regulations. Furthermore, Epic Land Solutions, Inc. had three recommendations to enhance the CIR: 1. Provide photos of the coaches that have to be relocated be included to help document the conditions of the park before closure 2. Include additional information on temporary housing for those households which may have a more difficult time finding a replacement and 3. Add additional language on how to handle possible evictions. This additional information has been complied into an addendum to the CIR. These items were included in an addendum to the Closure Impact Report.
12. DRP staff has reviewed the CIR and has found it to be in compliance with Section 8.57.300 of the County Code and California Civil Code Section 798.56(g)(2).
13. The appeal date for this project will end at 5:00 p.m. on Monday, August 2, 2010. Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

That the impact report contains the information required pursuant to section 8.57.300 of the County Code.

REGIONAL PLANNING COMMISSION ACTION

1. In view of the findings of fact and conclusions presented above, the Sky Terrace Closure Impact Report is approved subject to the attached conditions.

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VOTE

Concurring: Rew, Bellamy and Moducno

Dissenting: none

Abstaining: none

Absent: Valadez and Helsley

Action Date: July 21, 2010

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:ag
7/08/10